



Silver Birch Grove, Wyke

£279,950

**** EXTENDED SEMI DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS **
** CONSERVATORY ** TWO BATH/SHOWER ROOM ** MODERN FIXTURES & FITTINGS **
** GARDEN, PARKING & GARAGE ** FAMILY SIZED ACCOMMODATION ****

Occupying a sought after location close to Wyke village, is this delightful four bedroom extended semi detached house.

Benefits from gas central heating and upvc double glazing.

The "ready to move into" family sized accommodation briefly comprises reception hall, lounge, dining-room, modern fitted kitchen, conservatory and downstairs modern bathroom. On the first floor there are four bedrooms and a modern shower room.

To the outside there are gardens, patio, driveway.





Reception Hall

Storage cupboard and radiator.

Lounge

14'6" x 13'2" (4.42m" x 4.01m")

Coal effect gas fire with feature fireplace surround and radiator.

Kitchen

11'1" x 7'3" (3.38m" x 2.21m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel cooking range, integrated fridge freezer and integrated dishwasher.

Bathroom

Modern white three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

Dining Room

9'3" x 13'1" (2.82m" x 3.99m")

Storage cupboard and radiator.

Conservatory

11'7" x 9'1" (3.53m" x 2.77m")

Radiator and upvc french door leading to rear garden.

First Floor Landing

Storage cupboard.

Bedroom One

11'1" x 11'5" (3.38m" x 3.48m")

Fitted wardrobes & drawers and radiator.

Bedroom Two

13'4" x 9'3" (4.06m" x 2.82m')

Radiator.

Bedroom Three

9'3" x 6'9" (2.82m" x 2.06m")

Radiator.





Shower Room

Modern three piece suite comprising shower cubicle, pedestal wash basin, low flush wc and radiator.

Exterior

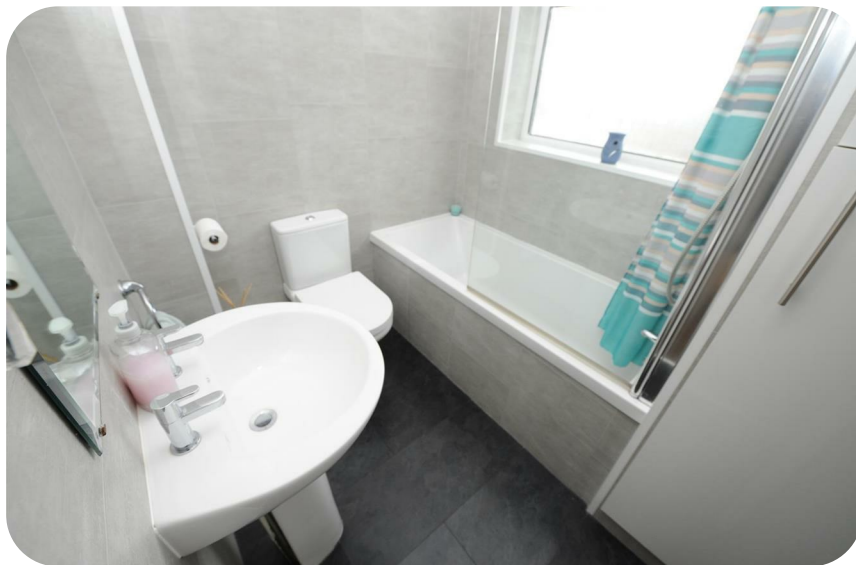
Outside are gardens, patio, driveway, parking and garden.

Tenure

FREEHOLD.

Council Tax Band

C



Silver Birch Grove, BD12

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

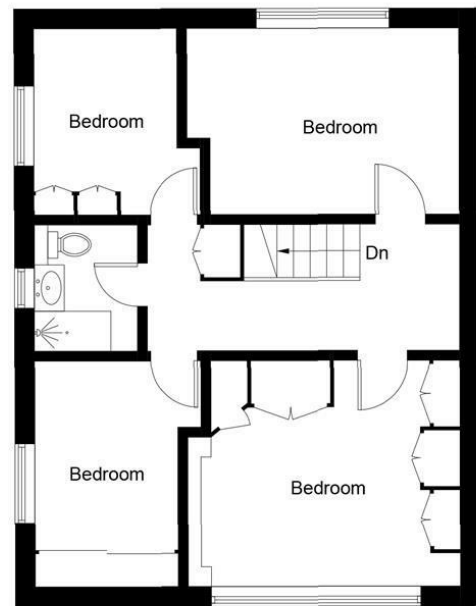
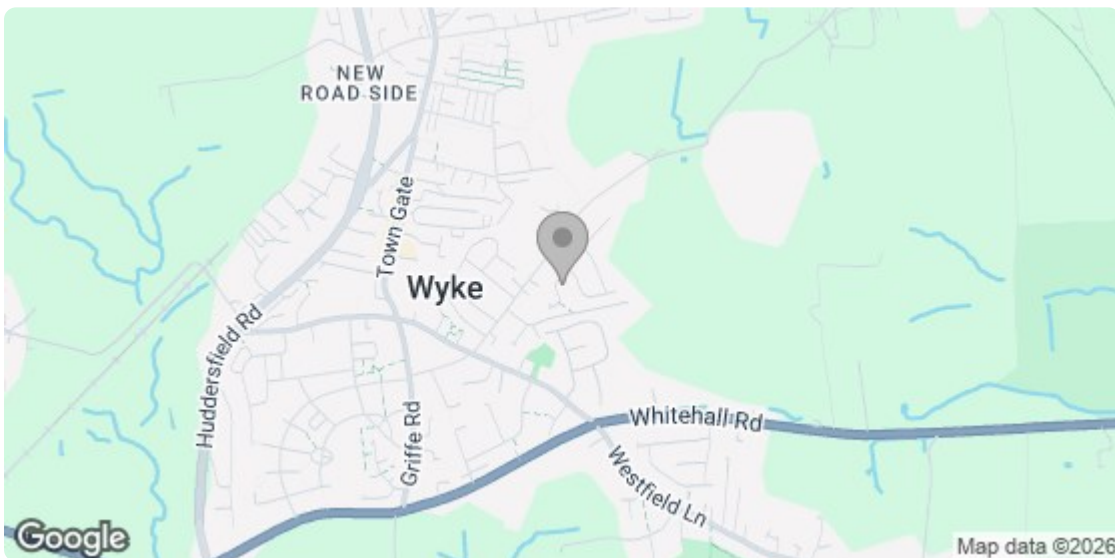


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289367)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	73	80

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk